

**ORDINANCE NUMBER 14-55**

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON  
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT  
TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE  
HARMONY PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE**

This is an Ordinance (this "Ordinance") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended;

**WHEREAS**, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

**WHEREAS**, the Council enacted Ordinance No. 12-14, the Harmony Planned Unit Development District (the "Harmony PUD Ordinance"), on January 14, 2014;

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1501-PUD-01**), requesting an amendment to the Harmony PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

**WHEREAS**, the Commission forwarded **Petition No. 1501-PUD-01** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a \_\_\_\_\_ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the Common Council on \_\_\_\_\_, 2015;

**WHEREAS**, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Harmony PUD Ordinance and the Unified Development Ordinance and are hereby amended as follows:

**Section 1. Applicability of Ordinance.**

- 1.1 This Ordinance shall amend the Harmony PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the Harmony PUD Ordinance, as amended by this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by the Harmony PUD Ordinance, as amended.
- 1.2 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.3 All other provisions of the Harmony PUD Ordinance shall remain in effect with the adoption of this Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of the Harmony PUD Ordinance, as amended.

**Section 2. Architectural Standards.** The standards of *Section 3.4: Architectural Standards* of the Harmony PUD Ordinance shall apply to the development of the District, except as otherwise modified by the Harmony PUD Ordinance and below.

- 2.1 Architectural Design Standards: *Section 3.4(A) Architectural Design Standards* shall be amended to provide that single-family detached dwelling units on a Mew Lot or 42’ Alley-load Lot shall either: (i) comply with one of the defined architectural designs detailed in *Section 3.4(A)(3) Defined Architectural Designs*; or (ii) shall be substantially similar to the homes depicted in **Exhibit B-C** attached hereto (the “Cottage Collection Homes”).
  - A. Enhanced Corner-End Lots: Enhanced End Lots are identified in Exhibit B. In order to enhance the architectural interest of the streetscape, a Cottage Collection Home on an Enhanced Corner-End Lot shall be subject to the following:
    - 1) Orientation: Shall include the The outdoor living area (the courtyard area between the main living area and the garage, as depicted in Exhibit B) on the side Building Façade (the courtyard area between the main living area and the garage, as depicted in Exhibit C)(the “Outdoor Living Area”) shall be oriented towards the Street.
    - 2) Specific Plan Enhancements: The following plans (as included in the Exhibit C) shall incorporate the following additional architectural enhancements on the Side Building Façade with the Outdoor Living Area, when oriented towards the Street:

- i. Plan EH-1030: Incorporate a minimum of one (1) additional window in the garage façade and two (2) additional windows in the dwelling façade, with at least one (1) of the windows located on the second floor level of the dwelling.
- ii. Plan EH-1045: Incorporate a minimum of one (1) additional window in the garage façade and two (2) additional windows on the first floor level of the dwelling.
- iii. Plan EH-1060: Incorporate a minimum of one (1) additional window in the garage façade and two (2) additional windows in the dwelling façade. At least one (1) of the windows shall be located on each the first and second floor level of the dwelling.
- iv. Plan EH-1075: Incorporate a minimum of one (1) additional window on the first floor level of the dwelling façade and add a trim band located between the first and second floor levels.
- v. Plan EH-1090: Incorporate a minimum of one (1) window in the garage façade.
- vi. Minimum Window Size: The additional windows required by this subsection (the “Additional Windows”) shall each be a minimum size of ten (10) square feet. However, smaller-sized windows may be incorporated to satisfy the Additional Window requirement if the collective size of the smaller windows meets or exceeds the collective total square footage of the Additional Window(s) otherwise required.

2.2 Conventional Design Standards; Rear Elevation: *Section 3.4(A)(4)(c) Conventional Design Standards; Rear Elevation* shall be amended to include the following additional architectural elements:

- A. Single story dwelling.
- B. The Dwelling is buffered from the External Street with enhanced landscaping that includes a Common Area or landscaping area along the entire rear or side Lot Line which is a minimum of fifty (50) feet in depth and includes a solid planting screen consisting of a minimum of eight (8) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum five-foot (5') tall mound shall be required. (2 points)
- C. Main Roof Design (a maximum of two (2) points from this subsection may qualify):
  - (1) Two (2) or more dormers.
  - (2) Twelve (12) inch overhangs around the entire Dwelling, as measured prior to the installation of Masonry Materials.
  - (3) A minimum roof pitch of 8:12 around the entire Dwelling.
  - (4) Two (2) or more gables.
- D. A minimum of seventy-five (75) square feet of windows.

**Section 3.** **Open/Green Space.** The standards of *Section 1.3: Open/Green Space* of the Harmony PUD Ordinance shall apply; however, shall be modified to require a

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minimum sixty-three (63) acres of Open/Green Space.

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,  
HAMILTON COUNTY, INDIANA THIS \_\_\_\_ DAY OF JANUARY, 2015.**

**Voting For**

**Voting Against**

**Abstain**

\_\_\_\_\_  
Jim Ake

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Jim Ake

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Jim Ake

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Steven Hoover

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Steven Hoover

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Steven Hoover

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Robert L. Horkay

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Robert L. Horkay

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Charles Lehman

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Charles Lehman

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Robert J. Smith

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Cindy L. Spoljaric

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Cindy L. Spoljaric

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Cindy L. Spoljaric

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Robert W. Stokes

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Robert W. Stokes

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Robert W. Stokes

ATTEST:

\_\_\_\_\_  
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 14-55** was delivered to the Mayor of Westfield

on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, at \_\_\_\_\_m.

\_\_\_\_\_  
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 14-55**

this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 14-55**

this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
J. Andrew Cook, Mayor

This document prepared by:  
Bryan D. Stumpf, PLA, AICP  
12965 Old Meridian Street  
Carmel, IN 46032

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.      Bryan D. Stumpf

**SCHEDULE OF EXHIBITS**

Exhibit A    Real Estate (Legal Description)

Exhibit B    Enhanced End Lot ExhibitMap

Exhibit BC    Cottage Collection Homes

**EXHIBIT A**

**REAL ESTATE**

**LEGAL DESCRIPTION FOR THE RESIDENTIAL DISTRICT**

Part of the Northeast, Southeast and Northwest Quarters of Section 16, Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Northeast Quarter; thence South 00 degrees 00 minutes 00 seconds East (assumed basis of bearings) along the east line of said Northeast Quarter 2,630.58 feet to the northeast corner of said Southeast Quarter; thence South 00 degrees 12 minutes 08 seconds East along the east line of said Southeast Quarter 2,636.09 feet to the southeast corner thereof; thence South 89 degrees 25 minutes 04 seconds West along the south line of said Southeast Quarter 1,352.43 feet to the southwest corner of the East Half of said Southeast Quarter; thence North 00 degrees 18 minutes 09 seconds West along the west line of said East Half 2,633.15 feet to the southeast corner of the West Half of said Northeast Quarter; thence South 89 degrees 17 minutes 41 seconds West along the south line of said West Half 1,357.06 feet to the southeast corner of said Northwest Quarter; thence South 89 degrees 01 minute 52 seconds West along the south line of said Northwest Quarter 678.57 feet to the southwest corner of the East Half of the Southeast Quarter of said Northwest Quarter; thence North 00 degrees 11 minutes 39 seconds West along the West line of said East Half 1,315.85 feet to the northwest corner thereof; thence South 89 degrees 07 minutes 05 seconds West along the south line of the Northeast Quarter of said Northwest Quarter 679.24 feet to the southwest corner thereof; thence North 00 degrees 13 minutes 25 seconds West along the west line of the Northeast Quarter of said Northwest Quarter 823.62 feet to a point that is 493.24 feet South 00 degrees 13 minutes 26 seconds East from the northwest corner of the Northeast Quarter of said Northwest Quarter; thence North 89 degrees 12 minutes 17 seconds East parallel with the north line of said Northwest Quarter 794.85 feet; thence North 00 degrees 13 minutes 25 seconds West 3.82 feet; thence North 89 degrees 12 minutes 17 seconds East parallel with the north line of said Northwest Quarter 285.30 feet to an east line of the 119.55-acre tract described in Instrument Number 200300107178, on file in the Office of the Recorder of Hamilton County, Indiana, the following six (6) courses are along the east, south and west lines of said 119.55-acre tract; 1) thence South 00 degrees 09 minutes 53 seconds East 108.70 feet; 2) thence North 89 degrees 12 minutes 17 seconds East 279.15 feet to the west line of said Northeast Quarter; 3) thence North 89 degrees 16 minutes 38 seconds East 450.00 feet; 4) thence South 00 degrees 09 minutes 53 seconds East 57.15 feet; 5) thence North 89 degrees 16 minutes 38 seconds East 518.47 feet; 6) thence North 00 degrees 00 minutes 00 seconds West parallel with the east line of said Northeast Quarter 655.30 feet to a point in the north line of said Northeast Quarter that is 1,751.34 feet west of the northeast corner of said Northeast Quarter; thence North 89 degrees 16 minutes 38 seconds East along said north line 1,751.34 feet to the POINT OF BEGINNING. Containing 277.55 acres, more or less.

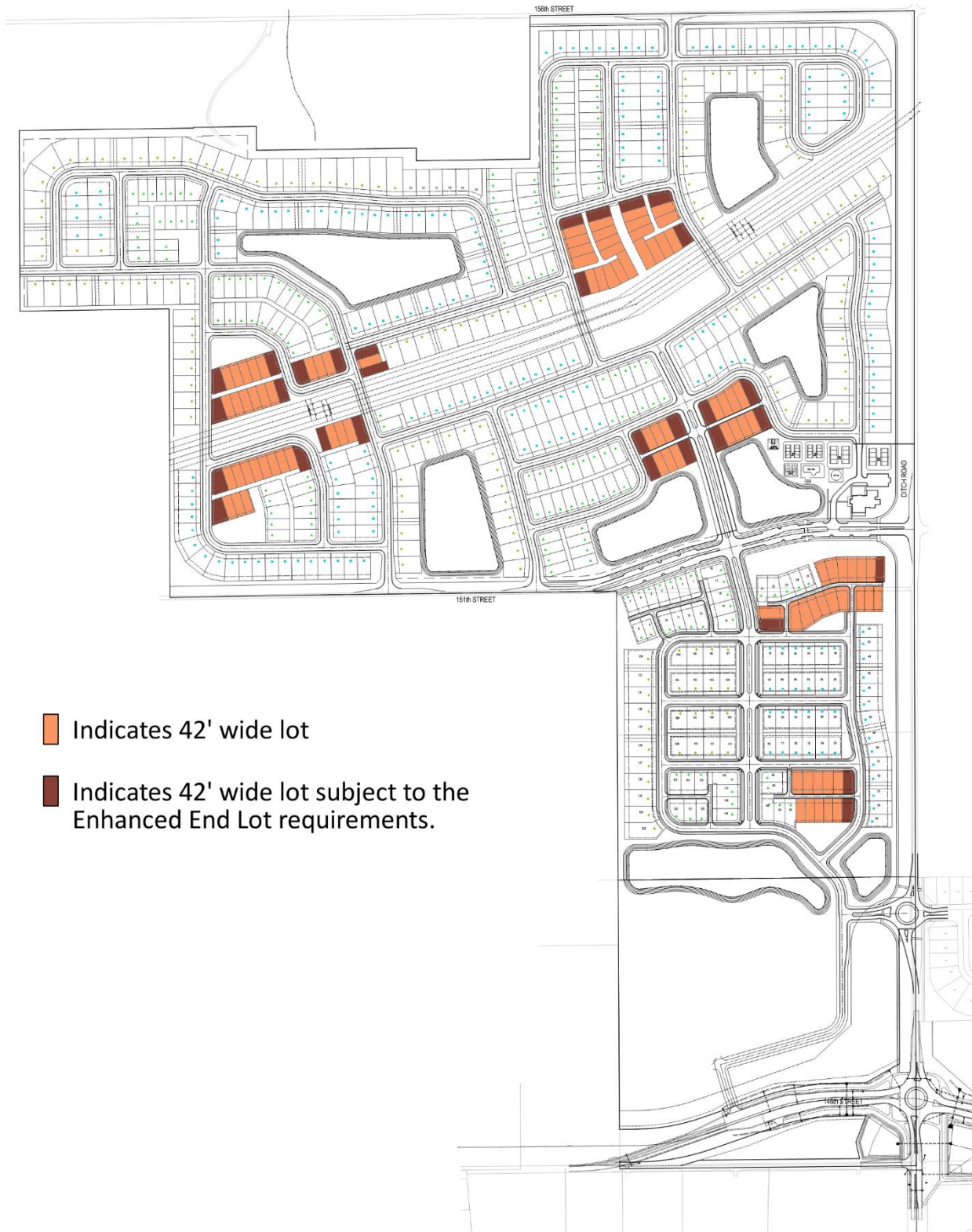
EXCEPT THEREFROM the following described real estate:

The Southeast Quarter of the Southeast Quarter of Section 16, Township 18 North, Range 3 East, in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Southeast Corner of said Quarter Quarter Section, the following four (4) courses are along the south, west, north, and east lines thereof; (1) thence South 89 degrees 25 minutes 04 seconds West 1352.43 feet; (2) thence North 00 degrees 18 minutes 09 seconds West 1316.57 feet; (3) thence North 89 degrees 21 minutes 22 seconds East 1354.74 feet; (4) thence South 00 degree 12 minutes 08 seconds East 1318.04 feet to the POINT OF BEGINNING; containing 40.933, acres more or less.

**EXHIBIT B**

**ENHANCED END LOT MAP**





**EXHIBIT BC**

COTTAGE COLLECTION HOMES

[see following pages]